

THE REAL ESTATE MARKET.

TRADING IN SPECIALTIES IS FALLING OFF.

But the Field of Activity Is Being Extended. Notably in the Suburbs and in Lower Manhattan—Fifteen New Office Buildings Which Are to Cost \$40,000,000.

The brokerage reports of the last few days seem to indicate that some contraction of realty trading is taking place in Manhattan. The reaction is unaccompanied by liquidation and is apparently a gradual and wholesome movement.

It is no doubt occasioned partly by the conditions which prevail in the mortgage loan market. But the chief cause is probably to be found in the fact that very little Manhattan property is offered for sale at moderate prices.

Several years of speculation in the congested flat and tenement districts and in the transition localities affected by bridge, tunnel and other terminal improvements, has dislodged practically all of the realty which the original owners were willing to part with at anything but prohibitive valuations.

What is still held by investors is generally quoted at prices quite as high as those which professional operators expect to realize.

Most of the old flats and tenements that were placed on the market as a result of the expensive alterations called for by the present tenement laws have already been exploited by professional operators. The specialty in the Pennsylvania section is expected to a pause, because there is little room for further advance in prices until it is definitely known what character building improvements there will assume.

The decline of activity appears to be confined to those districts in which speculation has been most active throughout the winter. There is still active trading in high class flats, dwellings, apartment houses and less expensive grades of business property.

However, if the volume of business in Manhattan is falling off, the loss is more than made good by increase of activity in the outlying boroughs. The revival of trading in Bronx lots is extremely marked.

The present trading differs materially from that which prevailed last summer in the immediate neighborhood of the rapid transit road for improvement with flats and apartments. They are, instead, securing land on a large scale outside the fire limits.

The greater number of the plans filed recently for new constructions call for the erection of one and two family frame houses and small frame flats. The Bronx movement is largely suburban in character, similar to the extraordinary boom which is in progress in Queens, in Brooklyn and on Long Island.

In the mercantile districts of Manhattan there is much buying of old style business buildings. The movement is for the most part carried on by investors. Many business firms find it difficult to lease new quarters at moderate rents when looking for increased accommodations. They are consequently in a measure compelled to procure what they want by purchase. At the same time many private investors are purchasing old buildings that have been allowed to become run down and are as a rule successful in finding tenants at advanced rents after having remodelled the premises.

The dealing in the less expensive grades of business property is of notably large proportions. It is no doubt largely a result of the extensive reconstruction movement under way in the district south of Fulton street. The reconstruction movement there is extraordinary in point of both magnitude and character. Plans have been perfected for the erection of fifteen tall office buildings. The aggregate amount of rentable office space which will be provided is upward of 2,500,000 square feet. The most active reconstruction period in this district until now was that which extended from 1890 to 1902, inclusive. During that time the Builders' Trust ever only twelve tall buildings were erected, and the total amount of rentable office space which they provided was only about 1,000,000 square feet.

It is interesting to note that while the average number of stories in the buildings then erected was seventeen, the average in the present movement is probably upward of twenty. The aggregate cost of the buildings now projected is about \$40,000,000. Some of them attain a height which was formerly regarded as economically impracticable.

Among the buildings for which plans have been filed are the Borel Building, at Broadway and Cedar street; the United States Express Company Building, at Reacor street and Trinity place; the United States Express Building, at 37 and 39 Wall street; the twin structures for the Hudson Tunnel Company, on Church street, extending from the Hudson to Fulton street; the Hudson Building, at Broadway, Cortlandt and Church streets; the Howard (Art) Building, covering the West street block from the Hudson to Fulton street; the new Borel Building and the Trinity annex, at Broadway and Liberty street, and the extension to the West street block, at Broadway, West and Washington streets. The new Borel Building and the Trinity annex will be not less than twenty stories high. The extension to the West street block will be twenty-two stories high. The extension to the West street block will be twenty-two stories high. The extension to the West street block will be twenty-two stories high.

A few years ago it was generally believed that the extreme limit of height had been reached in office building construction and that the tendency would be toward structures of moderate height instead of skyscrapers. It had been found that the cost of the multiple story office buildings, the latter were obliged to protect their light and air by the purchase of expensive adjoining property. Inasmuch as tall structures require the protection of sky-scrapers. It had been found that the cost of the multiple story office buildings, the latter were obliged to protect their light and air by the purchase of expensive adjoining property. Inasmuch as tall structures require the protection of sky-scrapers.

Private Sales. FERRY STREET. The Charles F. Noyes Company has sold for the estate of Sebastian Latham, executor, the six story office and building at Nos. 24 and 28 Ferry street, at \$115,000. The building is occupied by the United States Leather Company.

under a lease and enjoys the right of extension, on lot 2530.8. SECOND AVENUE.—The Breuker Realty Company has sold the southwest corner of Second Avenue and 121st street, a five story flat, with stores, on lot 2530.8. THIRD AVENUE.—Adolph Rosenberg has sold to Henry Loh No. 147 Third Avenue, a four story tenement, on lot 2530.8. SIXTY-FIFTH STREET.—Koller & Seall have sold the six story tenement in course of construction at Nos. 312 and 314 East Sixty-fifth street, 37,820, for Joseph Isaacs to Emma L. Schirmer.

THIRTY STREET.—Henry Abrams has sold No. 409 East 124th street, a five story tenement, on lot 2510.101, to Benjamin K. Perkins. AVENUE A.—M. Harold Hochdorf has sold to Abraham Weinman Nos. 1008 and 1010 Avenue A, two five story tenements, on lot 50,100. SIXTY-NINTH STREET.—J. Naegel has sold the two story tenement at Nos. 327 and 329 West Sixty-ninth street, on lot 50,100.5.

THIRD AVENUE.—Frank Gens has sold to Julius and Nathan Heibald Nos. 551 and 553 Third Avenue, two six story tenements, with stores, on lot 40,431. SIXTEENTH STREET.—Brill, Rosenberg & Peskin have sold for a client of Pisan Bros. No. 52 East 16th street, a five story tenement, on lot 28,103.3.

THIRTY STREET.—William Wolff's Son has sold for Julius Wolff to the late Mrs. J. Wolff, 718 East 14th street, a five story triple flat, on lot 20,500.0. BATHING AVENUE.—S. Marcus & Sons have sold No. 118 Bathing Avenue, a two story frame house, on lot 25,900. WILKINSON AVENUE.—Charles Zumbusch has sold No. 42 Wilkinsons Avenue, a five story tenement, with stores, on lot 25,100.

TINTON AVENUE.—Reiss Bros. have sold for A. M. Rubenstein the 1500 factory building at No. 1025 Tinton Avenue to David G. Carruth. THIRTY STREET.—Joseph F. Schuyler has sold No. 822 East 17th street, a two story frame dwelling, on lot 25,100.0. THIRTY STREET.—E. Friedberg has sold the four story flat at No. 626 East 17th street, on lot 25,100.0.

TRINITY AVENUE.—H. M. Fischer has sold for H. Friedman the plot, 200,102, at the southwest corner of Trinity Avenue and 160th street. The plot is to be divided into six story apartment houses. 160TH STREET.—Adolf Mandel has sold part of the block bounded by 160th, 161st, 162nd, 163rd, 164th and 165th streets, to J. Teller and Findlay, to D. Robinson, who will improve the property with a building. CAULDWELL AVENUE.—The Cauldwell Avenue Company has sold the second of the row of five houses in course of construction on the east side of Cauldwell Avenue, 130 feet north of 156th street. The buyer is Thomas G. Tomasi.

CAULDWELL AVENUE.—Philip Weinberg and Samuel Goldstein have bought from the Ebling estate Nos. 506 to 510, inclusive, northeast corner of 160th street, four five story flats, on plot 146,813.3. BROOK AVENUE.—Philip Kronenberg has sold for B. Hochbaum the southwest corner of Brook Avenue and 171st street, a plot 60,100.0. TRINITY AVENUE.—B. Hochbaum has sold the northwest corner of Trinity Avenue and 160th street, a four story flat, on plot 146,813.3. 145TH STREET.—B. Hochbaum has sold Nos. 739 and 741 East 145th street, a five story apartment house, on lot 50,100.0.

Miscellaneous. In the Real Estate Auction Room yesterday Joseph P. Day conducted an important voluntary sale of Manhattan Bronx properties, which found buyers at excellent prices. The chief feature of the sale was the No. 88 Nassau street, which had not changed hands in over a century. The bidding started at \$140,000 and ran up to \$140,000. The figure it was struck down to Charles Lane.

The Mevick & Gaillard Realty Company has sold for Mrs. M. E. Haskins, the two story double flat, on lot 25,100.0, to Gustave Levy. The John J. Kavanagh Realty Company has sold for the late Mrs. C. C. Follen the plot of No. 43 East Eighty-third street for the Commonwealth Real Estate Company to J. G. Zander.

Willie Wolf's Son has sold for the Ralph Realty Company to Charles Hammett a plot of 14 lots at Jamaica, Long Island, which extends from the south side of South street to the south side of Siney Avenue, between Electric Road and the Hudson River, intersected by Franklin place and Sayres and Adolph streets.

Frank Seymour & Co. have recored to a client of No. 264 and 266 West Thirty-eighth street to the Fort Amsterdam Realty Company. Robert E. Brewster has leased through Dennis & Preston the large country place at Casanova, N. Y., known as Ormiston. It is the finest place in the Catskills and has a shore front of three-quarters of a mile on Lake Okauchaga.

Plans have been filed with Building Superintendent Murphy for the enlargement of the two five story private residences at Nos. 10 and 12 East Seventy-sixth street, owned by Alfred and Dora Schiffer. A five story front extension is to be added to each of the buildings, extended to the building line. The front and new wall facades of brick and limestone built. Elevators are to be installed and billiard rooms fitted in the basements. The architectural work is by the firm of Schwartz & Gross and B. N. Marcus.

Plans have also been filed for making over of the old five story stable on 125th street, 140 feet west of Park Avenue, a Harlem landmark, into a loft and store building. The architect is Hermann Hertz, electrical engineer. It is to have a new facade of ornamental class and iron. The improvements are to cost \$10,000, according to the estimate of the architect, Neville and Bogue.

FOR SALE.—Two attractive brick and stone modern buildings, 2 stories and basements, Washington Heights, three blocks from 11st street subway station, one block from 12th street subway station, every convenience, easy terms. STERN & RUBIN, 40 Wall st.

APARTMENT HOUSE. ABOVE 125TH ST., WEST OF 8TH AV. BARGAIN.—Nine room house, all improvements; 100 ft. by 100 ft. OWNER, 434 First Avenue, Mount Vernon, New York.

PROPERTIES TO RENT, sell, manage, insure. CHVILLE GARRETT, agent, 208 State St., New York.

Send for this Company's circular on Tax Registration which explains how, for a small fee, you can save yourself trouble and anxiety by registering your property at the Company's Tax Registration Bureau, and can have all bills for Water Rates, Taxes and Assessments obtained at the earliest possible date and paid in time to avoid all penalties.

Lawyers Title Insurance and Trust Company CAPITAL & SURPLUS \$9,500,000 37 Liberty Street, 89 Liberty Street, (Title Dept.) (From Banking Dept.) 185 Montague Street, Brooklyn.

THOMPSON-STARRETT COMPANY BUILDING CONSTRUCTION A COMPANY whose organization enables it to safeguard the interests of Owners who undertake building construction with an effectiveness impossible without such organization.

This Company is prepared to construct buildings, either for fixed amounts or at actual cost with a supervising fee, but always under a system by which the Owners' interests are protected at every step.

Correspondence solicited. 51 WALL STREET, NEW YORK.

STEWART'S ROOFING ROOFING MATERIALS OF ALL KINDS LEAKY ROOFS Made Permanently Watertight by the STEWART'S ROOFING IRON-FIBRE ROOF CEMENT. SEND FOR DESCRIPTIVE CIRCULAR.

W. H. Stewart Mfg. Co., Room 23, 61-83 Fulton St., New York.

J. ROMAINE BROWN & CO. Brokers, Agents, Appraisers. 100, 83 WEST 33RD STREET, NORTHEAST CORNER BROADWAY. Telephone No. 6472-2818. Washington Heights Property & Specialty.

THOMPSON-STARRETT COMPANY, BUILDING CONSTRUCTION, 51 WALL ST., NEW YORK.

BARGAIN.—Nine room house, all improvements; 100 ft. by 100 ft. OWNER, 434 First Avenue, Mount Vernon, New York.

PROPERTIES TO RENT, sell, manage, insure. CHVILLE GARRETT, agent, 208 State St., New York.

RYAN L. KENNELLY, REAL ESTATE, 7 PINE ST., WEST OF 8TH AV.

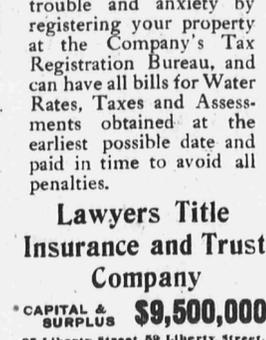
WASHINGTON HEIGHTS, ABOVE 125TH ST., WEST OF 8TH AV. BARGAIN.—Nine room house, all improvements; 100 ft. by 100 ft. OWNER, 434 First Avenue, Mount Vernon, New York.

BE YOUR OWN LANDLORD. Pay rent to yourself and own your own home. FOR \$13 PER MONTH, beautiful new two family home, 100 ft. by 100 ft., modern, excellent location. GEORGE CLINE, Builder.

4% MONEY. For Sale or Mortgage. HENRY L. REDFIELD, 16 Court St., Brooklyn.

FOR SALE.—Two attractive brick and stone modern buildings, 2 stories and basements, Washington Heights, three blocks from 11st street subway station, one block from 12th street subway station, every convenience, easy terms. STERN & RUBIN, 40 Wall st.

TO LET FOR BUSINESS PURPOSES. TO LET FOR BUSINESS PURPOSES. OFFICES TO LET IN THE NEW BUILDING OF THE PRODUCE EXCHANGE BANK CORNER OF BROADWAY & BEAVER ST. Overlooking Bowling Green, Battery Park and the Harbor. Bay Windows make the Offices unusually light and pleasant. One or two floors of about 2000 square feet each, with 73 feet Broadway frontage, can be rented if desired.



CITY REAL ESTATE. BOROUGH OF QUEENS—SALE OR RENT. City and Country WITH THE RESTFULNESS OF THE COUNTRY Hills and Seashore. East Elmhurst, N. Y. City. The most attractive residential section in the Borough of Queens. Water Front, Park and Pier for all Boat Owners. Half Hour from Grand Central. No Wait. 5c. by Trolley Now. Nothing Better, Better, Cheaper or Cheaper ever sold. Monthly payments accepted. WE CHALLENGE YOU TO PROVE IT. 50% percent profit will be made in 3 years on our improved lots because of the row of five houses in course of construction on the east side of Cauldwell Avenue, 130 feet north of 156th street. The buyer is Thomas G. Tomasi.

BOROUGH OF BROOKLYN—SALE OR RENT. City and Country WITH THE RESTFULNESS OF THE COUNTRY Hills and Seashore. East Elmhurst, N. Y. City. The most attractive residential section in the Borough of Queens. Water Front, Park and Pier for all Boat Owners. Half Hour from Grand Central. No Wait. 5c. by Trolley Now. Nothing Better, Better, Cheaper or Cheaper ever sold. Monthly payments accepted. WE CHALLENGE YOU TO PROVE IT. 50% percent profit will be made in 3 years on our improved lots because of the row of five houses in course of construction on the east side of Cauldwell Avenue, 130 feet north of 156th street. The buyer is Thomas G. Tomasi.

FOR SALE.—Two attractive brick and stone modern buildings, 2 stories and basements, Washington Heights, three blocks from 11st street subway station, one block from 12th street subway station, every convenience, easy terms. STERN & RUBIN, 40 Wall st.

SEVEN NEW APARTMENTS BEVERLY PARK. Just finished, 2 elegant 2 family houses, exceptionally well built, finished in hardwood, 14 large sunny rooms, 2 baths, 2 porches, handsome mantels in parlors and dining room, large elegant decorated parquet floors in halls, parlors and dining room, parlor, walled, paneled, side, granite buffet, grille and columns in hall, French heater in parlor, French plate mirror over dining room, 12 large closets and cold water on every floor, also hot in cellar, laundry, stove and refrigerator, fruit cases, screens and awnings, ornate; 200 ft. of beach, 20 minutes to Ocean Parkway, 20 minutes to beach, 35 minutes to New York City, 45 to 50 to Flatbush. Call at Beverly Park, 425 East 12th St., Flatbush, N. Y., or builder, Telephone 150 Flatbush.

IF YOU WANT TO SELL YOUR REAL ESTATE CHISHOLM 742 QUINN ISLAND AVE. DON'T DELAY, DO IT NOW.

BUY BRICK HOUSE IN FLATBUSH. 7 rooms, bath, all improvements. GLOBE REALTY CO., 1276 Nostrand Ave., Phone 188 Flatbush. Open Sunday. Brooklyn.

BE YOUR OWN LANDLORD. Pay rent to yourself and own your own home. FOR \$13 PER MONTH, beautiful new two family home, 100 ft. by 100 ft., modern, excellent location. GEORGE CLINE, Builder.

4% MONEY. For Sale or Mortgage. HENRY L. REDFIELD, 16 Court St., Brooklyn.

FOR SALE.—Two attractive brick and stone modern buildings, 2 stories and basements, Washington Heights, three blocks from 11st street subway station, one block from 12th street subway station, every convenience, easy terms. STERN & RUBIN, 40 Wall st.

APARTMENT HOUSE. ABOVE 125TH ST., WEST OF 8TH AV. BARGAIN.—Nine room house, all improvements; 100 ft. by 100 ft. OWNER, 434 First Avenue, Mount Vernon, New York.

BE YOUR OWN LANDLORD. Pay rent to yourself and own your own home. FOR \$13 PER MONTH, beautiful new two family home, 100 ft. by 100 ft., modern, excellent location. GEORGE CLINE, Builder.

4% MONEY. For Sale or Mortgage. HENRY L. REDFIELD, 16 Court St., Brooklyn.

FOR SALE.—Two attractive brick and stone modern buildings, 2 stories and basements, Washington Heights, three blocks from 11st street subway station, one block from 12th street subway station, every convenience, easy terms. STERN & RUBIN, 40 Wall st.

TO LET FOR BUSINESS PURPOSES. TO LET FOR BUSINESS PURPOSES. OFFICES TO LET IN THE NEW BUILDING OF THE PRODUCE EXCHANGE BANK CORNER OF BROADWAY & BEAVER ST. Overlooking Bowling Green, Battery Park and the Harbor. Bay Windows make the Offices unusually light and pleasant. One or two floors of about 2000 square feet each, with 73 feet Broadway frontage, can be rented if desired.



CITY REAL ESTATE. BOROUGH OF QUEENS—SALE OR RENT. City and Country WITH THE RESTFULNESS OF THE COUNTRY Hills and Seashore. East Elmhurst, N. Y. City. The most attractive residential section in the Borough of Queens. Water Front, Park and Pier for all Boat Owners. Half Hour from Grand Central. No Wait. 5c. by Trolley Now. Nothing Better, Better, Cheaper or Cheaper ever sold. Monthly payments accepted. WE CHALLENGE YOU TO PROVE IT. 50% percent profit will be made in 3 years on our improved lots because of the row of five houses in course of construction on the east side of Cauldwell Avenue, 130 feet north of 156th street. The buyer is Thomas G. Tomasi.

BOROUGH OF BROOKLYN—SALE OR RENT. City and Country WITH THE RESTFULNESS OF THE COUNTRY Hills and Seashore. East Elmhurst, N. Y. City. The most attractive residential section in the Borough of Queens. Water Front, Park and Pier for all Boat Owners. Half Hour from Grand Central. No Wait. 5c. by Trolley Now. Nothing Better, Better, Cheaper or Cheaper ever sold. Monthly payments accepted. WE CHALLENGE YOU TO PROVE IT. 50% percent profit will be made in 3 years on our improved lots because of the row of five houses in course of construction on the east side of Cauldwell Avenue, 130 feet north of 156th street. The buyer is Thomas G. Tomasi.

FOR SALE.—Two attractive brick and stone modern buildings, 2 stories and basements, Washington Heights, three blocks from 11st street subway station, one block from 12th street subway station, every convenience, easy terms. STERN & RUBIN, 40 Wall st.

SEVEN NEW APARTMENTS BEVERLY PARK. Just finished, 2 elegant 2 family houses, exceptionally well built, finished in hardwood, 14 large sunny rooms, 2 baths, 2 porches, handsome mantels in parlors and dining room, large elegant decorated parquet floors in halls, parlors and dining room, parlor, walled, paneled, side, granite buffet, grille and columns in hall, French heater in parlor, French plate mirror over dining room, 12 large closets and cold water on every floor, also hot in cellar, laundry, stove and refrigerator, fruit cases, screens and awnings, ornate; 200 ft. of beach, 20 minutes to Ocean Parkway, 20 minutes to beach, 35 minutes to New York City, 45 to 50 to Flatbush. Call at Beverly Park, 425 East 12th St., Flatbush, N. Y., or builder, Telephone 150 Flatbush.

IF YOU WANT TO SELL YOUR REAL ESTATE CHISHOLM 742 QUINN ISLAND AVE. DON'T DELAY, DO IT NOW.

BUY BRICK HOUSE IN FLATBUSH. 7 rooms, bath, all improvements. GLOBE REALTY CO., 1276 Nostrand Ave., Phone 188 Flatbush. Open Sunday. Brooklyn.

BE YOUR OWN LANDLORD. Pay rent to yourself and own your own home. FOR \$13 PER MONTH, beautiful new two family home, 100 ft. by 100 ft., modern, excellent location. GEORGE CLINE, Builder.

4% MONEY. For Sale or Mortgage. HENRY L. REDFIELD, 16 Court St., Brooklyn.

FOR SALE.—Two attractive brick and stone modern buildings, 2 stories and basements, Washington Heights, three blocks from 11st street subway station, one block from 12th street subway station, every convenience, easy terms. STERN & RUBIN, 40 Wall st.

APARTMENT HOUSE. ABOVE 125TH ST., WEST OF 8TH AV. BARGAIN.—Nine room house, all improvements; 100 ft. by 100 ft. OWNER, 434 First Avenue, Mount Vernon, New York.

BE YOUR OWN LANDLORD. Pay rent to yourself and own your own home. FOR \$13 PER MONTH, beautiful new two family home, 100 ft. by 100 ft., modern, excellent location. GEORGE CLINE, Builder.

4% MONEY. For Sale or Mortgage. HENRY L. REDFIELD, 16 Court St., Brooklyn.

FOR SALE.—Two attractive brick and stone modern buildings, 2 stories and basements, Washington Heights, three blocks from 11st street subway station, one block from 12th street subway station, every convenience, easy terms. STERN & RUBIN, 40 Wall st.

TO LET FOR BUSINESS PURPOSES. TO LET FOR BUSINESS PURPOSES. OFFICES TO LET IN THE NEW BUILDING OF THE PRODUCE EXCHANGE BANK CORNER OF BROADWAY & BEAVER ST. Overlooking Bowling Green, Battery Park and the Harbor. Bay Windows make the Offices unusually light and pleasant. One or two floors of about 2000 square feet each, with 73 feet Broadway frontage, can be rented if desired.



CITY REAL ESTATE. BOROUGH OF QUEENS—SALE OR RENT. City and Country WITH THE RESTFULNESS OF THE COUNTRY Hills and Seashore. East Elmhurst, N. Y. City. The most attractive residential section in the Borough of Queens. Water Front, Park and Pier for all Boat Owners. Half Hour from Grand Central. No Wait. 5c. by Trolley Now. Nothing Better, Better, Cheaper or Cheaper ever sold. Monthly payments accepted. WE CHALLENGE YOU TO PROVE IT. 50% percent profit will be made in 3 years on our improved lots because of the row of five houses in course of construction on the east side of Cauldwell Avenue, 130 feet north of 156th street. The buyer is Thomas G. Tomasi.

BOROUGH OF BROOKLYN—SALE OR RENT. City and Country WITH THE RESTFULNESS OF THE COUNTRY Hills and Seashore. East Elmhurst, N. Y. City. The most attractive residential section in the Borough of Queens. Water Front, Park and Pier for all Boat Owners. Half Hour from Grand Central. No Wait. 5c. by Trolley Now. Nothing Better, Better, Cheaper or Cheaper ever sold. Monthly payments accepted. WE CHALLENGE YOU TO PROVE IT. 50% percent profit will be made in 3 years on our improved lots because of the row of five houses in course of construction on the east side of Cauldwell Avenue, 130 feet north of 156th street. The buyer is Thomas G. Tomasi.

FOR SALE.—Two attractive brick and stone modern buildings, 2 stories and basements, Washington Heights, three blocks from 11st street subway station, one block from 12th street subway station, every convenience, easy terms. STERN & RUBIN, 40 Wall st.

SEVEN NEW APARTMENTS BEVERLY PARK. Just finished, 2 elegant 2 family houses, exceptionally well built, finished in hardwood, 14 large sunny rooms, 2 baths, 2 porches, handsome mantels in parlors and dining room, large elegant decorated parquet floors in halls, parlors and dining room, parlor, walled, paneled, side, granite buffet, grille and columns in hall, French heater in parlor, French plate mirror over dining room, 12 large closets and cold water on every floor, also hot in cellar, laundry, stove and refrigerator, fruit cases, screens and awnings, ornate; 200 ft. of beach, 20 minutes to Ocean Parkway, 20 minutes to beach, 35 minutes to New York City, 45 to 50 to Flatbush. Call at Beverly Park, 425 East 12th St., Flatbush, N. Y., or builder, Telephone 150 Flatbush.

IF YOU WANT TO SELL YOUR REAL ESTATE CHISHOLM 742 QUINN ISLAND AVE. DON'T DELAY, DO IT NOW.

BUY BRICK HOUSE IN FLATBUSH. 7 rooms, bath, all improvements. GLOBE REALTY CO., 1276 Nostrand Ave., Phone 188 Flatbush. Open Sunday. Brooklyn.

BE YOUR OWN LANDLORD. Pay rent to yourself and own your own home. FOR \$13 PER MONTH, beautiful new two family home, 100 ft. by 100 ft., modern, excellent location. GEORGE CLINE, Builder.

4% MONEY. For Sale or Mortgage. HENRY L. REDFIELD, 16 Court St., Brooklyn.

FOR SALE.—Two attractive brick and stone modern buildings, 2 stories and basements, Washington Heights, three blocks from 11st street subway station, one block from 12th street subway station, every convenience, easy terms. STERN & RUBIN, 40 Wall st.

APARTMENT HOUSE. ABOVE 125TH ST., WEST OF 8TH AV. BARGAIN.—Nine room house, all improvements; 100 ft. by 100 ft. OWNER, 434 First Avenue, Mount Vernon, New York.

BE YOUR OWN LANDLORD. Pay rent to yourself and own your own home. FOR \$13 PER MONTH, beautiful new two family home, 100 ft. by 100 ft., modern, excellent location. GEORGE CLINE, Builder.

4% MONEY. For Sale or Mortgage. HENRY L. REDFIELD, 16 Court St., Brooklyn.

FOR SALE.—Two attractive brick and stone modern buildings, 2 stories and basements, Washington Heights, three blocks from 11st street subway station, one block from 12th street subway station, every convenience, easy terms. STERN & RUBIN, 40 Wall st.

REAL ESTATE—OUT OF THE CITY. WESTCHESTER COUNTY—SALE OR RENT. FARMINGTON, CONN. TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

REAL ESTATE—OUT OF THE CITY. WESTCHESTER COUNTY—SALE OR RENT. FARMINGTON, CONN. TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished; 12 rooms; 3 baths; electricity; telephone; lawn; tennis court; swimming pool; garage; 2000 sq. ft. of land; 3 hours from New York or Boston. Season of term of years. Address H. Elm Tree Hill, Farmington, Conn.

TO RENT.—Colonial residence, all improvements, newly furnished;